



Limited Plan Check For Landscape Plans Applicant Check List

Per Section 6715 of the San Diego County Zoning Ordinance; all building permit applications for industrial, commercial, civic, or multi-family residential buildings or structures; all model homes; single-family or multi-family residential developments with common areas; and all discretionary permit applications for the aforementioned types of land uses regulated in any manner by the provision of the Zoning Ordinance shall require a landscape review by the Department of Planning and Land Use (DPLU).

Section 6713 a.2 states that Landscape Plans prepared by a licensed California Landscape Architect shall be submitted for a **Limited Plan Check** by the Department if any of the following types or requirements relating to landscaping are applicable to said plans:

- i. Discretionary permit and/or subdivision map conditions or design requirements (including conceptual landscape plans)
- ii. California Environmental Quality Act mitigation measures
- iii. San Diego County Community Design Guidelines
- iv. San Diego County Code, Excavation and Grading, planting and irrigation requirements
- v. Storm Water Ordinance requirements (Section 67.804 (g) of the Watershed Protection, Stormwater Management and Discharge Control Ordinance)

The following items are required and shall be included with all **Limited Plan Check** landscape plan submittals. The Landscape Architect of Record shall acknowledge compliance, and a complete submittal, by initialing all required items. If a complete submittal is not made by the licensed California Landscape Architect, the project will not be eligible for the Limited Plan Check and must be submitted for a Complete Plan Check review.

As long as the Landscape Architect of Record stamps, signs, and provides the required compliance statement (as stated in Section 6713.a.1 of the Zoning Ordinance) on the plans, there will be no submittal fees at project intake. Plans will be processed on an hourly rate and paid for at the time of final approval.



Submittal Requirements

Provided	Initialed	
<input type="checkbox"/>	_____	DPLU Application Form #346, signed, including Assessor's Parcel Number's
<input type="checkbox"/>	_____	Two Complete Sets of Landscape and Irrigation Plans (per Section 6717.b of the Zoning Ordinance)
<input type="checkbox"/>	_____	Two Complete Sets of Water Management Plans. All required information and layout has been provided as per Section 6717 c.1 of the Zoning Ordinance, and Section I and Appendix C of the Landscape Water Conservation Design Manual.
<input type="checkbox"/>	_____	One Copy of the project's Storm Water Management Plans (SWMPs) with all vegetated Best Management Practice's (BMPs) highlighted. Note: SWMPs are required for all landscape plan submittals, including Model Home Landscape Plans. SWMPs must be copy of approved set or most recent version, updated and highlighted for landscape review.
<input type="checkbox"/>	_____	One copy of the Conditions of Approval (permit conditions) that require a Landscape Plan submittal.
<input type="checkbox"/>	_____	One copy of the Design Review Board comments relating to landscaping (if applicable).
<input type="checkbox"/>	_____	All sheets in the document set are signed, stamped, and dated along with a renewal date by the licensed California Landscape Architect of Record.
<input type="checkbox"/>	_____	Compliance Statement - per DPLU – shall be provided on all sheets in document set prepared by, or under the direct supervision of the Landscape Architect of Record.

The required signed and dated compliance statement is as follows:

"I find that this sheet conforms to accepted landscape architectural standards of practice and is in compliance with the requirements listed in Section 6713a.1 (i. through v.) of the San Diego County Zoning Ordinance."

OPTIONAL

<input type="checkbox"/>	_____	One set of any requested reference material, such as grading plans or other plans/documents necessary for further clarification.
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Certification of Landscape Plan Compliance (typical to all projects)

- ☐ _____ All landscape related conditions have been addressed as required by the most recent version of the conditions of approval (permit conditions).
- ☐ _____ All required street trees are planted outside of the public right-of-way on private property. If tree planting is proposed within the public right-of-way, a copy of an encroachment permit issued by the Department of Public Works has been included with this submittal.
- ☐ _____ All required screening (parking lots, trash enclosures, etc.) is shown on plans. Plants spaced and sized to insure 100% screening within two growing seasons.
- ☐ _____ Root barrier is provided for all trees within 5 feet of hardscape.
- ☐ _____ Cool season turf does not exceed 15% of total landscaped area. Total square footage of turf is provided with percentage called out.
- ☐ _____ Turf areas have been minimized per Section II (b) of the Landscape Water Conservation Design Manual.
- ☐ _____ Landscape improvements, including, but not limited to, plants, berms, walls (decorative or retaining), signs, and structures have been selected and positioned so as to avoid obstructing views of motorists near intersections or aisles, drives, and pedestrian walkways. Tree's have been selected (and shall be maintained) such that, at mature size, scaffold branches will be a minimum of 60 inches above the finished grade.
- ☐ _____ A note on the plans indicates who is responsible for maintaining the landscape, including the public right-of-way, in a healthy, disease free condition for the life of the permit (in perpetuity).
- ☐ _____ Plantings adjacent to open space lots do not contain any non-native, invasive plants. (See Additional Web Addresses at the end of this form for invasive plant references).
- ☐ _____ Erosion control planting is provided for all slopes over 3 feet in vertical height and additional planting (as per Section 87.417 of the Grading Ordinance) is provided for slopes over 15 feet in vertical height.
- ☐ _____ All vegetated BMPs, as per the approved Storm Water Management Plans, are shown on landscape plans as required by Section 67.804 (g) of the Watershed Protection, Storm Water Management, and Discharge Control Ordinance.

- ☐ _____ Point of connection and backflow prevention are shown on the irrigation plans.
- ☐ _____ The irrigation legend provides a complete description of all the irrigation equipment.
- ☐ _____ All piping is sized, including sleeve pipe.
- ☐ _____ The system design pressure and the recorded static pressure or hydraulic gradeline information (with recording date) is indicated on the plans.
- ☐ _____ An automatic controller with a rain sensing override device is shown both graphically and described in the legend.
- ☐ _____ Irrigation layout is consistent with Section III of the Landscape Water Conservation Design Manual.
- ☐ _____ Temporary, on-grade irrigation is shown for areas planted solely with native vegetation. Temporary irrigation is required to help establish native vegetation and then shall be removed (typically two to three years after initial planting).

For Projects Using Reclaimed Water or Projects Where Reclaimed Water Will Be Available in the Future.

- ☐ _____ The local water district has confirmed that reclaimed water is available and plans have been submitted and approved by the Department of Environmental Health prior to submittal to the Department of Planning and Land Use. Irrigation plans have the required RW# posted as required by DEH. RW# _____
- ☐ _____ The local water district has confirmed that reclaimed water will be available in the future, or is currently available, and the submitted plans provide for a dual distribution system for all landscaped areas (dual distribution is required if potable water is used for areas where food is served or consumed).

For Projects Providing More Than Four Parking Spaces.

- ☐ _____ All spaces abutting adjacent property, a building, a landscape area, or a pedestrian walkway have the required wheel stops as per the Off-street Parking Design Manual.
- ☐ _____ Parking lot landscaping is consistent with Off-Street Parking Design Manual.

- ☐ _____ Tree planting at a minimum of 1 tree per 5 spaces, or each stall is within 30 feet of the trunk of a tree as per the Off-street Parking Design Manual (or, trees have been located per the appropriate community design guidelines relating to parking lot landscaping).
- ☐ _____ Perimeter planting shown to help screen parking from public views, including interior views of the parking lot.
- ☐ _____ Planter strips with shrubs have an unpaved minimum width of two feet. Planter strips with trees have an unpaved minimum width of five feet.

For projects subject to review by a Design Review Board (Alpine, Bonsall, Fallbrook, I-15 Corridor, Lakeside, Ramona, Spring Valley, Sweetwater, and Valley Center).

Identify Community: _____

- ☐ _____ Required "Street Edge Zone" is consistent with the appropriate Community Design Guidelines, including the number of required street trees, the correct species for the particular street (as described in the Guidelines), and required community character planting within this "Zone".
- ☐ _____ The "Street Edge Zone" is correctly dimensioned as required by the Guidelines.
- ☐ _____ Interior property line planting (rear yard, side yards) is shown as required by the appropriate Community Design Guidelines. Number and spacing of required trees are provided.

For Model Home Permits

- ☐ _____ For every three models proposed, one model has been planted primarily with all San Diego native species.
- ☐ _____ Landscape plans include the locations of all required Public Education signage for each model. Plans include a construction drawing showing the size and materials used for the signs. Included with the construction detail is the language to be placed on each sign as required by Section 6717 (c.2) of the Zoning Ordinance.

Note: Photographic proof that the signs have been installed at each model home will be required upon submittal of the Statement of Installation, per Section 6717.d.1.

For Landscape Plans Associated with Issuance of a Grading Permit through the Department of Public Works (that requires DPLU review)

- ☐ _____ All planting shown as required by Section 87.417 of the Grading Ordinance.
- ☐ _____ All irrigation shown as required by Section 87.418 of the Grading Ordinance.
- ☐ _____ Certification statement, as required by Section 87.401.a.2 (cuts) and 87.406.a (fills) for all slopes steeper than 2:1.
- ☐ _____ Compliance Statement - per the Department of Public Works (DPW) – is provided on all sheets in document set prepared by, or under the direct supervision of the Landscape Architect of Record.

The required signed and dated compliance statements are as follows:

"I, _____, certify that the Landscape and Irrigation Plan as shown hereon per this grading plan L- _____ satisfy the grading ordinance requirements as stated per section 87.417 (planting) and section 87.418 (irrigation)."

Prior to the approval of the record plan, the landscape architect shall certify that the landscape and irrigation has been constructed per the approved landscape and irrigation as is shown hereon.

Signature:

Date:

Name:

Address:

Phone No.:

NOTE: For all building permit applications not requiring a discretionary review (per the zoning of the property), landscape plans shall be submitted to the Department of Planning and Land Use, when there is 1,000 square feet or more of landscaped area. All submittal requirements, certification of landscape plan compliance, reclaimed water, and off-street parking standards mentioned above are applicable and shall be addressed and initialed by the Landscape Architect of Record upon submittal. Include a copy of the Planner's Correction List if applicable.

NOTE: All built structures proposed with the approval of these landscape plans shall require the applicant to obtain necessary building permit's to comply with the most current version of the County's Building, Electrical, Fire, and Plumbing Codes.

NOTE: When a Fire District requires District review and approval, the applicant shall first submit landscape plans for review to the Department of Planning and Land Use (DPLU). If plans require corrections, the applicant will be issued a comment letter outlining necessary revisions. At this time, the applicant shall make the corrections and then submit those 'revised' plans to the local Fire District for their review. Once the landscape plans have been approved by the Fire District, resubmit two sets of plans to the Department of Planning and Land Use (with the Fire District's approval stamp and signatures on plans). At this stage the plans should be ready for approval and there should be no further iteration submittals. The DPLU will review to assure corrections have been made and will then stamp the plans approved. The approved plans (two sets) will have both the DPLU and Fire District's approval stamp on the title sheet. If the plans are ready for approval after the first submittal, the DPLU will require the applicant to pick up the plans and proceed with the Fire District review as mentioned above. All other submittal procedures shall remain the same.

NOTE: Per Section 6717.d.1 of the San Diego County Zoning Ordinance, the Landscape Architect of Record is required to submit (to the County Landscape Architect), prior to the issuance of a certificate of occupancy, or notice of completion, whichever is applicable, a statement of compliance acknowledging that the landscape improvements have been installed per the approved landscape plans. Periodic inspections may be conducted by the Department to verify conformance and corrections may be required if needed.

As the licensed California Landscape Architect of Record, I hereby acknowledge that the proceeding items initialed by me are provided on the attached landscape plans. I understand that the Department of Planning and Land Use may verify compliance, as stated in Section 6713.c of the Zoning Ordinance.

Signature

Date

Name

Phone No.

License No.

Renewal Date

FOR ADDITIONAL INFORMATION PLEASE VISIT THE DEPARTMENT OF PLANNING AND LAND
USE'S WEB PAGE AT:

www.sdcounty.ca.gov/dplu

Click on:

Process Guidance/Regulations

Scroll down and highlight: **Landscaping and Revegetation**

- Landscape Application Forms
- Landscape Water Conservation Design Manual
- Off Street Parking Design Manual
- Community Design Guidelines
- Section 87.417 of Grading Ordinance (Planting)
- Section 87.418 of Grading Ordinance (Irrigation)

Fire Hazards

- Fire, Defensible Space and You
 - List of Acceptable Plants for a Defensible Space in Fire Prone Areas
 - List of Undesirable Plants
 - List of Invasive Plants

Grading

- San Diego County Grading Ordinance

Hydrology/Water Quality

- Watershed Protection Ordinance - Section 67.804 (g)

ADDITIONAL WEB ADDRESSES:

- Landscape Ordinance
 - Sections 6712 – 6725 (pages 138-145)
 - www.sdcounty.ca.gov/dplu/docs/z6000.pdf
- Application Forms
 - www.sdcounty.ca.gov/dplu/appforms/index.html
- California Invasive Plant Council
 - www.cal-ipc.org
- California Native Plant Society
 - www.cnps.org/links/exotics_links.html
- Exotic Pest Plants of Greatest Ecological Concern in California
 - <http://ucce.ucdavis.edu/files/filelibrary/5319/4898.pdf>

For additional information or clarification, please contact me at:

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